

Staff Report
Department of Planning

Spring 2021 Amendment
Carroll County Water and Sewer Master Plan

Re: Freedom Sewer Service Area

This request will amend the 2019 *Carroll County Water and Sewer Master Plan*. The request detailed below, pertain to changes to the Projected Sewer Supply Demands and Projected Capacity table (32), and the Freedom Sewer Service Area map (21).

Request

1. Remove Bartholow Properties LLC (Acct. ID # 0705010772) at Bartholow Road from the Projected Sewerage Demands and Planned Capacity table (32) and update the Freedom Sewer Service Area map (21), placing the property in No Planned Service. The removal of the property will reduce the Projected Sewer Supply Demand by 2,500 gpd, based on a BLI of 10 residential units.
2. Add 7414 Brangles Road to the Freedom Sewer Service Area map (21) for Priority Service (S-3). Also add 1,000 gpd to Priority Planning for residential demand (Table 32) to accommodate the subdivision of the property into four lots.
3. Update the Freedom Sewer Service Area map (21), moving three (A, B, C) properties from Future Service to Priority Service as requested in submitted application to Annex into the Town of Sykesville.

Background Information

The engineer for the owners of the Bartholow Properties LLC property requested via e-mail, the removal of the property from the sewer service area. Developing the property on sewer is cost prohibitive, as gravity flow is not possible since the property is down grade of the nearest sewer main.

The engineer for the owner of 7414 Brangles Road, submitted an application for the property's inclusion in the Freedom Sewer Service area. The engineer is working with the property owner to subdivide the property into four parcels. At this time, submission of a subdivision plan has not occurred.

Property "A", Sykesville Development LLC, is Zoned Conservation and is split by the Municipal limits. This property has the potential of 5 lots based on BLI, with three of these lots considered in the Existing Service area and the remaining two lots in the Future Service area.

Property “B” is split by the municipal limits and split zoned. The portion of the property within the Town limits is zoned R-10,000, with the portion in the County zoned Conservation. This property has the potential of 10 new lots based on BLI, all within the Existing Service area.

Property “C” is in the County and zoned Conservation, being a lot of record, the property is entitled to one residential unit, and is currently in the Future Service area.

The 5 new lots and one housing unit that are in the Sykesville MGA are based on Conservation zoning. Conservation zoning is not the preferred zoning for water and/or sewer service categories and as such the Carroll County Department of Planning is evaluating all sewer service areas for this zoning district and recommending their removal from a service category with the next triennial update.

Agency Comments

The Department of Planning has heard back from two different stakeholders and none of them have had any comment regarding this amendment.

Staff Analysis

The removal of the Bartholow Road property from the Sewer Service Area adheres to the request from the owners and will remove an estimated 2,500 gpd, based on BLI, from the service area.

The addition of 7414 Brangles Road to the Freedom Sewer service area map and inclusion in Table 32 aligns with the surrounding properties, which are within the existing service area. In addition, existing gravity sewer lines abut the property. The additional demand projected for this subdivision totals 1,000 gpd.

Properties “A”, “B”, and “C” have the potential of 16 new residential units, with the estimated demand totaling 4,000 gpd. Of this demand 3,250 gpd (13 units) is accounted for in Priority Planning as the BLI is based on the portion of the parcels within the Existing Service area. The final 750 gpd (3 units) is accounted for in Future Planning. The request will add the 750 gpd to Priority Planning demand projections.

As stated in the background information, even though this is consistent with 2014 Carroll County Master Plan, Amended 2019, the 2018 Freedom Community Comprehensive Plan and the Approved Water and Sewer Master Plan, development on water and sewer in Conservation Zoning is not the highest and best use of this utility and should be reserved in the future for more intense residential districts and commercial and industrial districts.

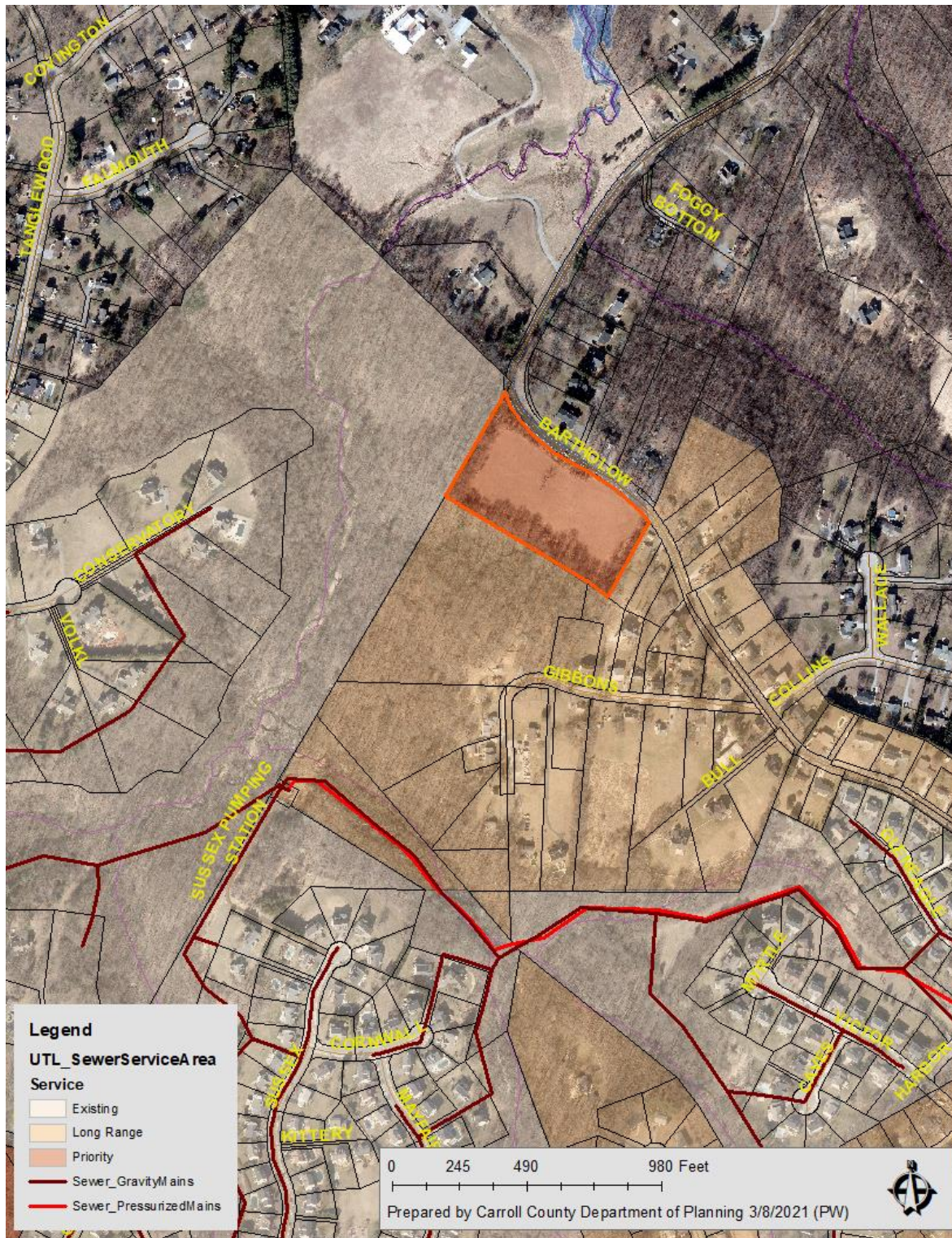
Planning Commission Certification

The Carroll County Planning Commission approved and certified this amendment request as consistent with the 2014 Carroll County Master Plan, Amended 2019 and the 2018 Freedom Community Comprehensive Plan during their April 20, 2021 meeting, noting the above future

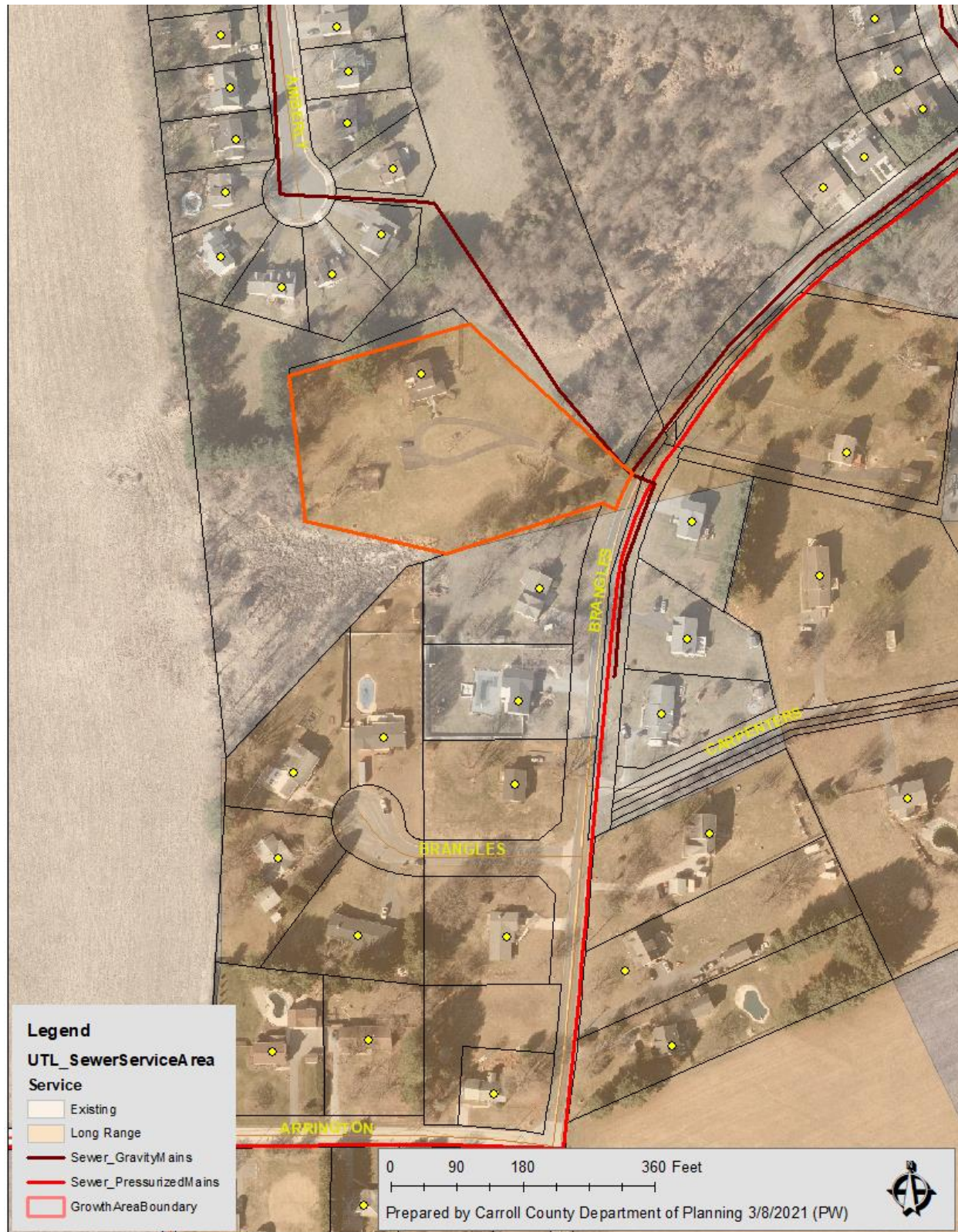
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course correction for the County's water and sewer policy. The Planning Commission forwards a favorable recommendation to the Board of County Commissioners for Adoption.

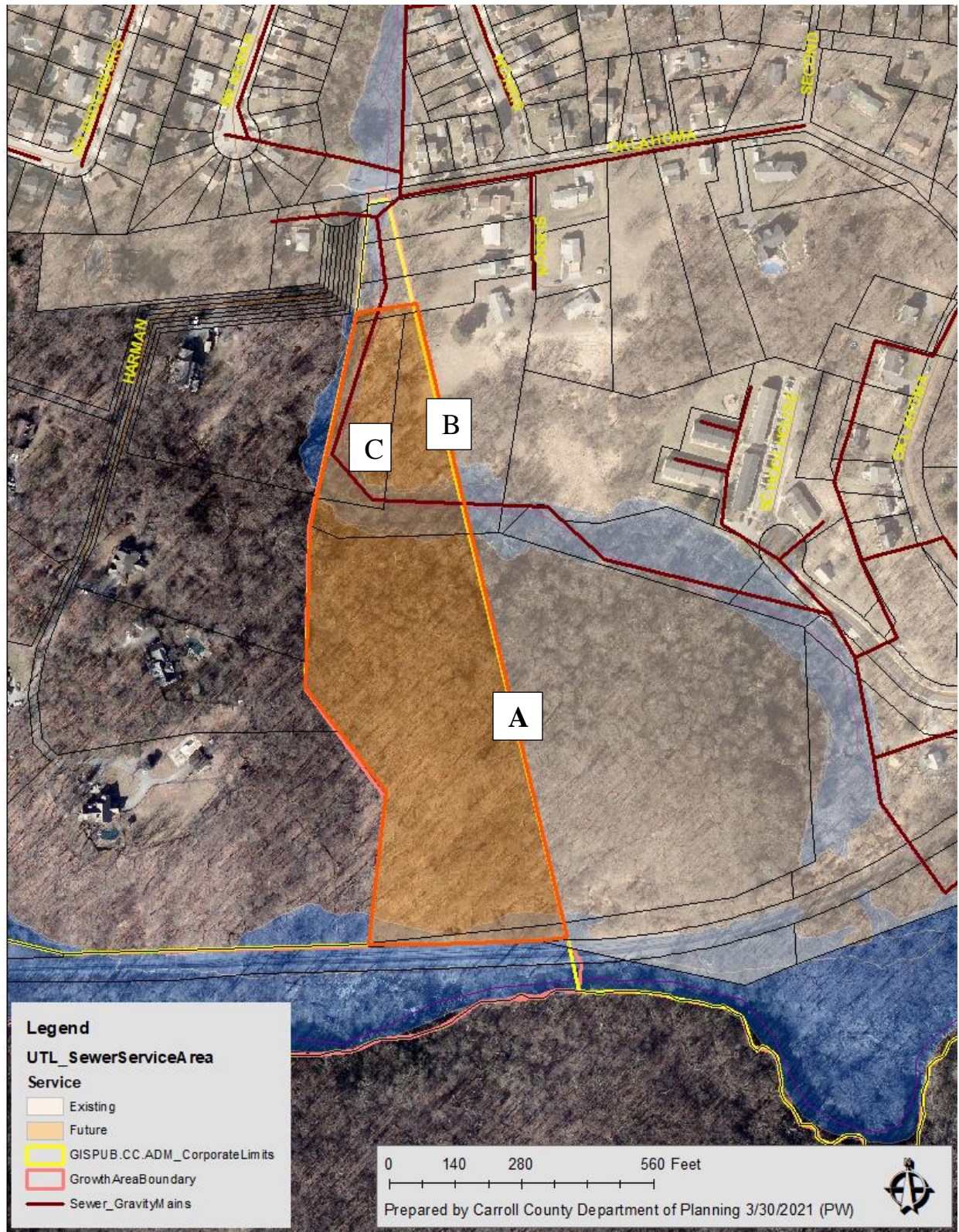
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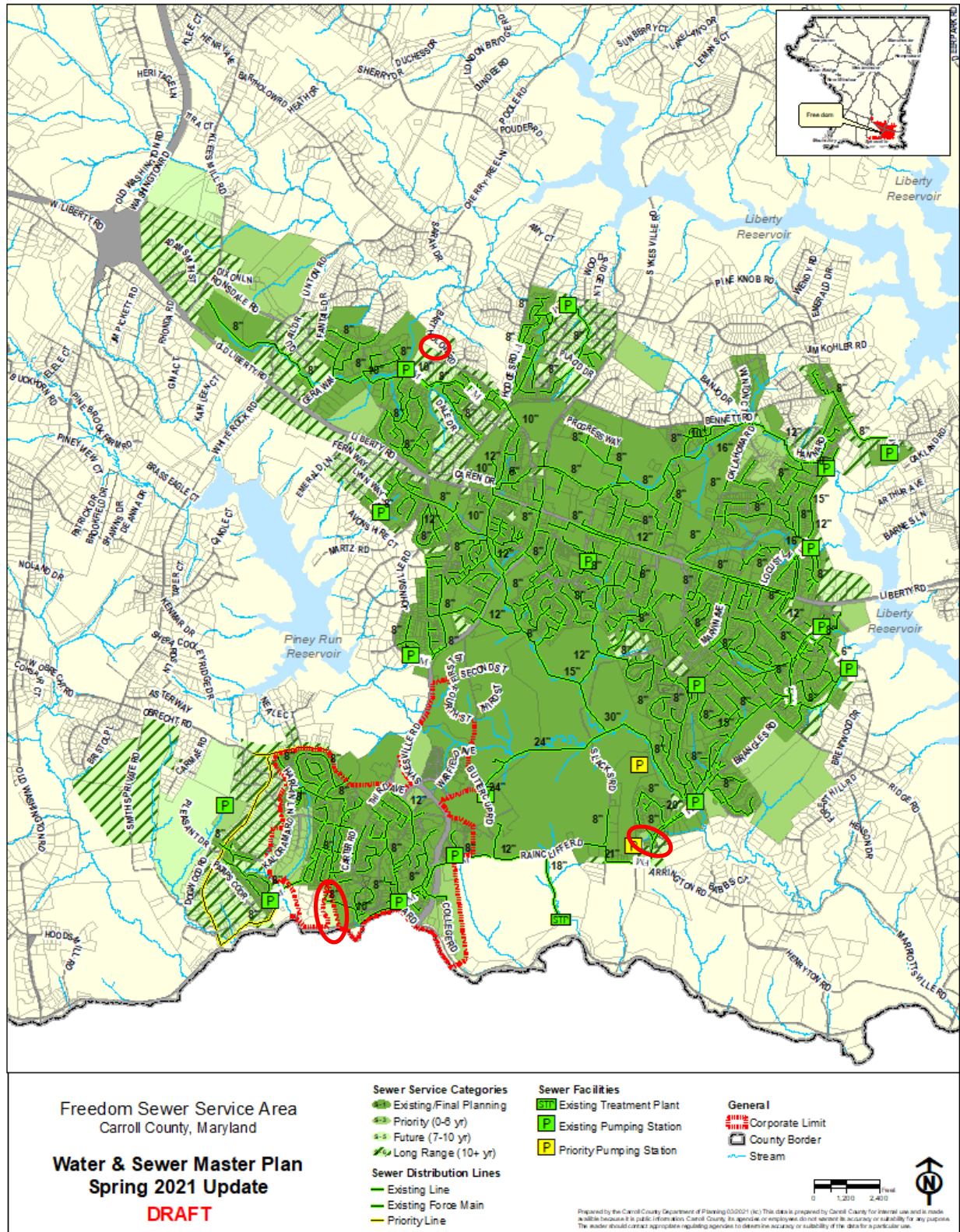
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Projected Sewer Supply Demands and Projected Capacity

The following table summarizes projected sewer demand over the next ten years. It incorporates planned capacity improvements that respond to the demand projections.

Table 32¹¹																		
Projected Sewerage Demands and Planned Capacity*																		
<u>Service Area</u>	<u>Present Year</u>						<u>Priority Planning</u> (0-6 Year)						<u>Future Planning</u> (7-10 Year)					
	<u>Res. Pop. Ser.¹</u>	<u>G P C D</u>	Capacity Million Gal. Daily (MGD)				<u>Res. Pop. Ser.²</u>	<u>G P C D</u>	Capacity Million Gal. Daily (MGD)				<u>Res. Pop. Ser.³</u>	<u>G P C D</u>	Capacity Million Gal. Daily (MGD)			
			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Ex. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>			<u>Res. Dem.</u>	<u>Oth. Dem.</u>	<u>Tot. Dem.</u>	<u>Pl. Cap.</u>
Freedom/Sykesville	22,867	80	1.837	.097	1.934	2.74 ¹²	29,172	84	2.439	0.489	2.928	3.500	29,177	87	2.653	.549	3.202	3.500

¹²This number represents the Carroll County portion of the capacity

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